FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Assessor's Number	USGS Quad	Area(s)	Form Number
18-51E	ORLEANS		EAS.18

Town/City: Town of Eastham

Place: *(neighborhood or village)*:
South Eastham

Address: 1240 State Highway

Historic Name: Knowles – Stuart House

Uses: Present: single-family residence

Original: single-family residence

Date of Construction: 1850-55

Source: vital records, censuses, historic maps, deeds

Style/Form: Greek Revival/crosswing (altered)

Architect/Builder: unknown

Exterior Material:
Foundation: brick

Wall/Trim: wood clapboard & wood shingle/wood

Roof: asphalt shingle

Outbuildings/Secondary Structures:
none

Major Alterations *(with dates)*:
Additions and alterations ca. 1875

Condition: good

Moved: no ☒ yes ☐ **Date:**

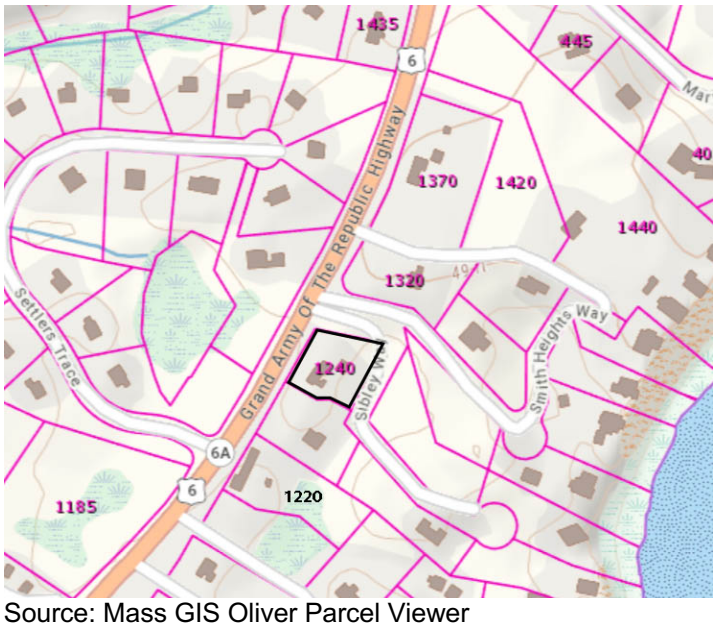
Acreage: 0.487

Setting: The house and associated buildings are situated on the State Highway amid dense roadside development comprised of historic properties and more recent summer cottages.

Photograph

View from SW.

Locus Map (north at top)



Source: Mass GIS Oliver Parcel Viewer

Recorded by: Kathryn Grover & Neil Larson
Larson Fisher Associates

Organization: Eastham Historical Commission

Date: June 2020

☐ Recommended for listing in the National Register of Historic Places.

ARCHITECTURAL DESCRIPTION

The two-story wood frame single dwelling is an assemblage of parts ranging in date from ca. 1850 to ca. 1875 and later. The 1995 B Form refers to a photograph on file in the Eastham Historical Society archives and deduced the house originated as a crosswing plan with the facades of the front-gable and cross-gable wings in the same plane as was the case with many houses built in this period along the state highway. Alterations altered the fenestration and raised the kitchen wing to two stories. A story-and-a-half ell was added to the rear of the crosswing and a porch added to the south end that may have once wrapped across the front. A small bay or sunporch has been added to the north end of the house. The house occupies the southwest corner of half-acre parcel set back from the highway behind a small yard heavily screened by foliage from the road and neighbors. A driveway enters the south side of the frontage and runs to the rear yard.

HISTORICAL NARRATIVE

The house now numbered 1240 State Highway was very likely built on land owned by Freeman Knowles (1779-1843) and his wife Martha Mayo (1790-1851), whose children settled on both sides of their 1220 State Highway (EAS.17) homestead. No deed has yet been located that transferred this parcel, but by 1858 the name "W. P. Knowles" is attached to the house on this site. William Knowles (1827-94)—he almost never used a middle initial) was the youngest son of Freeman and Martha Knowles, and in 1850 he was a mariner living in the 1220 State Highway home of his widowed mother and his brothers. He married Betsey C. Atwood of Eastham on the last day of 1850, and by 1855 he, his wife, and daughter Aurilla, born in 1852, were listed in their own household after that of his brother Josiah M. Knowles, to whom 1220 State Highway had passed after the death of their mother Martha in 1851.

William Knowles was a mariner for most of his life. By 1865 he and his wife had three more children—Charlania, Martha Freeman, and Betsey Ann. On 2 March 1865, the day Betsey was born, her mother died at the age of thirty-three. Two years later William Knowles married Tamzen Hurd Rogers, a native of Orleans who had been married twice before; the family had moved to Orleans by 1870. In June that year Knowles sold 1240 State Highway—comprised of a house, barn, outbuilding, and shop on four acres—to Abby Slocum for $800, with the proviso that he retain the right to remove the shop. About eighteen months later Slocum sold it for $600 to George H. Slocum of Boston, who in turn sold for twice as much less than six months later to Silas H. Stuart of Hudson.[1] "Mr. Chapin, the enterprising Boston broker who had control of the Lands recently laid out in Eastham for Summer residences, is up-and-a-doing, and Eastham is fast being brought into notice as a first-class watering place," the *Barnstable Patriot* reported in May 1873. "We learn that during the past week Mr. Chapin has sold the William Knowles dwelling house, barn and four acres of land to Mr. Silas H. Stewart [sic], of Hudson, Mass. Mr. Stewart will make alterations and enlargements and occupy as soon as finished."[2]

Born in Boston in 1821, Silas H. Stuart was a bookkeeper and shoe factory clerk who had married Adeline Howe of Bolton in 1844. He and his family lived in Marlborough and Hudson, and despite having no obvious kin connection to Eastham, Stuart quickly became involved in local government. He was a selectman in 1875, 1876, 1877, 1878, and 1882; town meeting moderator in 1878, 1882, and 1883; census enumerator for Eastham in 1880; and tax collector, auditor, and constable in 1895. Stuart is listed as a farmer with twenty-seven acres in the 1880 Eastham and produced modest quantities of butter and eggs. He bought other land in Eastham in 1878 and 1880, and he must have moved elsewhere in town after he sold 1240 State Highway to William Wareham in September 1882.[3] When Stuart died in Boston in 1896, he was a resident of Eastham.

Born in Yarmouth, William Wareham (1836-1905) was living in his parents' household in Orleans in 1850, and by 1855 the family moved to Eastham. Both father (also William) and son were mariners. In 1857 William Wareham Jr. married Alice Doane (1838-1903), daughter of Elijah and Lydia Smith Doane of Eastham. Where the couple lived in 1860 is not yet known, but by 1870 they were living in Provincetown. The couple had four children—William Martin, Bessie M., Augustus Wilbur, and Alice Linwood, born

[1] William Knowles, Orleans, to Abby Slocumb [*sic*], 25 June 1870, BCD 104:118; Abby Slocum, wife of Andrew, to George H. Chapin, Boston, 6 December 1872, BCD 113:238; George H. Chapin, Stoughton, to Silas H. Stuart, Hudson, 24 April 1873, BCD 113:553.
[2] "Eastham Summer Resort," *Barnstable Patriot*, 13 May 1873, 2.
[3] Silas H. Stuart to William Wareham, Provincetown, 25 September 1882, BCD 151:243.

between 1862 and 1868. Wareham was a fisherman and master of several schooners, including his own Willie B. Wilbur, which was part of the Provincetown mackerel fishery in the 1870s. In March 1882 he and his son and namesake were among seven Provincetown men who set off in a whale boat to rescue the crew of a dredging scow that had been cut loose from its tugboat in a gale; all were awarded a silver medal from the Humane Society of Massachusetts.[4] In 1882 Wareham paid $1500 for the 1240 State Highway house, outbuildings, and their four-acre lot as well as seven acres nearby or bordering the house lot, fourteen acres of woodland in the Nauset section of town, and three acres of "flats meadow" on Town Cove.

The Warehams' daughters both married near neighbors on State Highway. In 1889 Bessie Wareham married farmer Abelino Doane (1857-1941), who lived just north of 1240 State Highway, and in 1894 Alice married Edward Everett Knowles, who lived at 1220 State Highway (EAS.17). Later deeds refer to 1240 State Highway as the William Wareham homestead even though he and his wife apparently lived there for only thirteen years. By 1900 the couple had returned to Provincetown, where Alice Doane Wareham died in 1903 and William Wareham two years later.[5]

In October 1898 Wareham sold 1240 State Highway to Edmund L. Knowles, then living in Fall River, along with two of the three other parcels he had acquired in 1882.[6] Edmund Lothrop Knowles (1865-1928) was the nephew of original owner William Knowles, the son of his older brother Edmund F. Knowles (1819-89) and Pamelia Smith Knowles (1826-95). He was a farmer in his early adulthood in Eastham, but in 1899 he was a teamster in Fall River when he married English immigrant Anne Ferguson, then working in a cloth room in a Fall River mill. The 1900 Eastham census shows the couple on State Highway with a boarding farm laborer, William E. Dill. By 1910 Knowles and his wife had two children—Oliver, born in 1806, and Edith, born in 1909. They also boarded a farm worker named William Watson. In late April 1914 Watson, an ordinary seaman on the naval battleship Arkansas, was killed during the U.S. invasion of the port of Veracruz in Mexico, and his body was given a hero's respect on its return to the South Eastham funeral parlor of James Bradley Steele. Newspapers cited Edmund and Annie Knowles as Watson's foster parents and noted that they attended his elaborate services with his eleven-year-old brother Albert Watson.[7]

In 1920 Edmund and Annie Knowles lived at 1240 State Highway with their two children, and in 1925 they moved to Orleans, where Knowles opened Central Garage. He died in Orleans three years later while he was repairing a pipe in the well pit of the engine house that supplied his house with water.[8] In 1930 Knowles's widow Annie sold 1240 State Highway to Carrie L. Sibley of Peaks Island, near Portland Maine.[9] Sibley was the wife of engineer Chiron J. Sibley and mother of marine engineer George Waterville Sibley, born in 1890, who had married Eastham native Anna Catherine Sparrow in Portland in 1916. In 1920 Carrie Sibley was a widow living with her sons George and Ralph and George's wife in Worcester, but by 1930 they were renting in Chatham. Sibley apparently bought the house for her son George and his wife—she transferred its title to him in 1934—and by 1940 she had returned to Worcester, where she died in 1968.[10]

The 1940 Eastham census lists George Sibley as a marine engineer living on this part of the State Highway with his wife Annie and children Dorothy, Barbara Ann, and George Jr. His 1942 draft registration record indicates that he was then working for Mystic Steamship Company of Boston. The family owned the property until 1985. In 1969 George Sibley transferred 1240 State Highway to his son George and married daughter Barbara Ann Weber, and in 1985 they sold it to Charles H. Madansky and Wilderness Sarchild of Brewster. The property changed hands once more before Larry Kays of Harwich and Cynthia Williams of Brewster bought it in 1999. In 2020 the property was owned by Kays and his wife Joanne.[11]

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[4] "Fishermen," Boston Globe, 24 November 1874, 6, noted that the mackerel fleet had dispersed in part because prices were low, but "notwithstanding the fleet had left, Capt William Wareham, in sch Willie B Wilbure, took 20 bbls of flue mackerel with the Hook off Race Point, Monday, carried them to Boston, and obtained 18 cents a piece." On the 1882 rescue see *Buffalo* (NY) *Weekly Courier*, 3 May 1882, 4, and "Provincetown's Bravest," *Boston Globe*, 21 July 1889, 20.
[5] See "Deaths," *Barnstable Patriot*, 5 October 1903, 2, and "Eastham. Obituary," *Yarmouth Register*, 2 September 1905.
[6] William Wareham to Edmund L. Knowles, Fall River, 20 October 1898, BCD 235:474.
[7] "Hero of Vera Cruz Buried with National Honors," Barnstable Patriot, 18 May 1914, 2.
[8] "Edmund L. Knowles," Hyannis Patriot, 5 January 1928, 6; "Funeral at Orleans of Edmund L. Knowles," Boston Globe, 7 January 1928, 11:
[9] Annie F. Knowles to Carrie L. Sibley, Peaks Island ME, 15 November 1930, BCD 479:233.
[10] Carrie L. Sibley to George W. Sibley, 9 November 1934, BCD 675:210.
[11] George W. Sibley Jr. and Barbara Ann Weber, Route 6, to Charles H. Madansky and Wilderness Sarchild, Brewster, 29 March 1985, BCD 4473:156; Charles H. Madansky and Wilderness Sarchild, Brewster, to Kevin M. Boyle, Provincetown, 10 November 1995, BCD 9931:15; Teresa M. Boyle, Barnesville PA, administrator estate Kevin M. Boyle, to Larry Kays, Harwich, and Cynthia Williams, Brewster, 30 November 1999, BCD 12694:325; Lawrence S. Kays and Cynthia Williams, 1240 State Highway, to Lawrence S. Kays, 10 January 2002, BCD 14698:87; Lawrence S. Kays, 1240 State Highway, to Lawrence S. and Joanne L. Kays, 7 September 2013, BCD 27682:128. The house is depicted on Lot 2 of "Plan of Land in Eastham, Mass. Prepared for George W. Sibley Jr. and Barbara Ann Weber," 24 June 1983, BCP 375:58.

Continuation sheet 2

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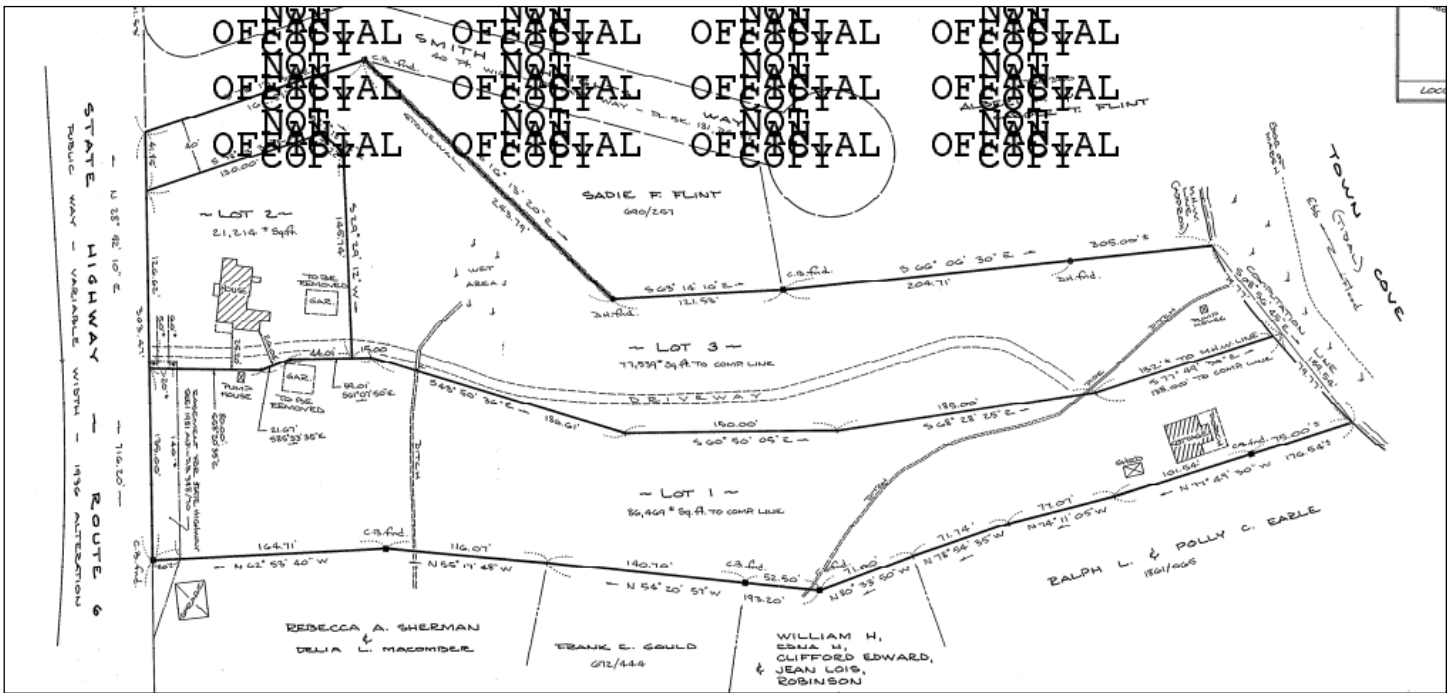
SUPPLEMENTAL IMAGES



In 1983 the siblings George W. Sibley Jr. and Barbara Ann Weber subdivided the four-acre parcel and sold the 1240 State Highway house on Lot 2, just short of half an acre (BCP 375:58).

PHOTOGRAPHS

(credit Larson Fisher Associates, 2019 unless otherwise noted)

View from NW.

View from SW.